

Householder Proforma

Application Ref:

2022/0093

Address:

208 Rotherham Road, Smithies, Barnsley, S71 1XF

Neighbour Representations:

No

Property Description:

The applicant's property is a detached bungalow located on Rotherham Road in Smithies. The dwelling is somewhat unusually situated between two main roads – Wakefield Road to the South and Rotherham Road to the North – with the front access door being located on the South elevation facing Wakefield Road, whilst the main vehicular access/parking area is off Rotherham Road to the North. As such, it is debatable which elevation forms the principle/front elevation to the property but there is previous planning history on the site which considered the North elevation facing onto Rotherham Road to be the front elevation. This is further clarified by the fact that the site is addressed as Rotherham Road.

The immediately surrounding area is largely residential but there are commercial uses to the West on Wakefield Road, with the closest being a hot food takeaway just off the mini roundabout. Rotherham Road is comprised of a small mix of dwelling types, with the most common being red brick semi-detached dwellings. To the immediate side (South-East) of the site is Smithies Recreational Play Park and to the Western side is a detached bungalow, somewhat similar in appearance to the applicant's property. The neighbouring property has undergone alteration and extension in the past and also has a detached garage in the front curtilage.



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Wakefield Road (South) Elevation:



Proposed Extension:

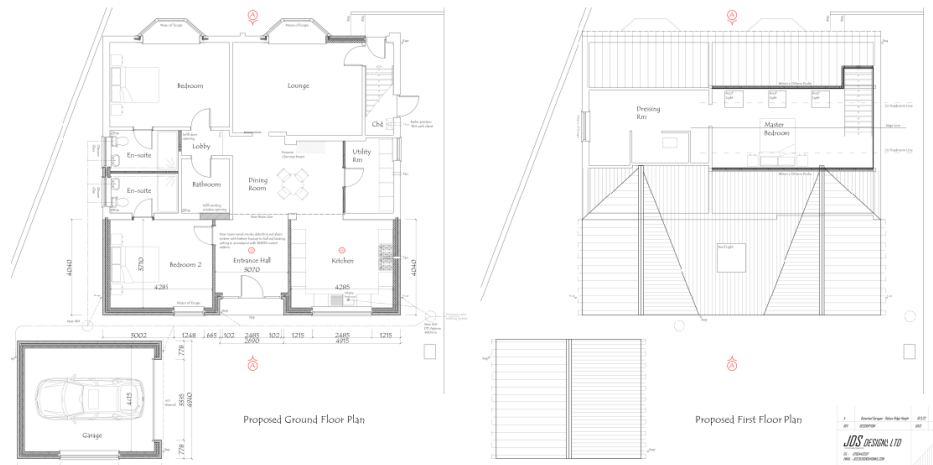
The applicant is seeking approval for the erection of a single storey front extension, the installation of bay windows on the Southern-facing elevation and a detached garage located to the front (North) of the dwelling. The application follows on from a previous refusal (2021/0969) and has also been amended within the course of this application with the original submission showing the garage attached to the frontage, which has since been detached and the roof ridge lowered. The proposed extension projects 4.05m with 2 x apex roofs on either side and a shallow-pitched lean-to roof connecting them in the middle of the house. The height to the eaves of the extension is 2.35m and the height to the apex roof ridges is 4.9m.

The proposed garage is now detached from the house, located to the front with a garage door on the Western-facing elevation. It is 6.05m in length, 4.95m in width, with an eaves height of 2.35m to the eaves and 4.9m to the roof ridge. The bay windows to the front feature a cantilever design with a forward projection of 1.5m.

The application also includes a partial loft conversion and re-design of the existing internals of the loft, including the installation of 3 x roof lights on the South-facing roof plane. These are permitted development and will not be formally assessed in the below sections.



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UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2021/0969 – Erection of one and a half storey extension to front of dwelling to create chalet bungalow with integral first floor and detached double garage to front/side of dwelling (Refused)

Acceptable in Principle: Yes

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	No (Projection of 4m which is large for a front extension, alongside the extension spanning across the entire frontage of the dwelling. However, this is somewhat of an atypical site in which it is debatable as to which elevation forms the frontage/principle elevation with a reasonable argument to suggest that both the South and North elevations, respectively, could be considered the front/principle. However, previous planning history has considered the North to be the frontage, and this is therefore not a debate for this particular application. Notwithstanding the above, despite the large forwards projection, the dwelling is not part of a clearly defined or uniform street scene, with only one dwelling to the side which has also clearly undergone

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	development over the years including an extension to that frontage and also a detached garage. The dwelling is at a slightly lower level than the street with the extension being single storey and set back from the road by 7m and it is felt that they do not disrupt the common building line of this section of Rortherham road which has already been eroded by the presence of the neighbouring detached garage.)
3. roof design corresponds to existing	Yes (The extension features 2 x apex roofs similar to the existing roof style and pitch and the roof ridge of each apex (4.8m) is significantly lower than the roof ridge of the existing dwelling (6.1m). The middle section of the extension utilises a lean-to roof which doesn't fully conform with the existing, but this will naturally be screened by the two apex roofs on either side. When viewed from the front, the roof will blend into the existing successfully.)
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes (will be conditioned.)

Garage

	Yes / No (include comment if required)
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes
8. sympathetic design and materials to main dwelling?	Yes (The garage was initially attached to the front of the extension and also featured a higher roof ridge than the apex roofs of the extension. This effectively a very large front extension with an excessive forward projection and an amended set of plans were received which detached the garage from the extension and reduced the ridge by 40mm which results in the ridge being level with the apex roofs. This had an indirect impact on the roof pitch which is now more shallow than the 2 apex roofs, but the benefit of dropping the eaves is that it ensures that the garage is sympathetic to the existing dwelling in terms of height. This is considered to outweigh the slightly shallower roof pitch. In any case, the shallow roof is not considered to be an

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	inappropriate design, and when the garage is built, it will not be noticeable on site. Note – the front garden/parking area is currently on a higher ground level but the agent has confirmed that this will be excavated to level the curtilage.)
9. If room in the roof space, is it storage only?	N/A

Note – Placement of proposed Garage

The garage is technically located to the front of the dwelling between the house and the road, which does not fully conform with the SPD but there is a clear (albeit historic) precedent set next door and the dwelling is not part of a formal/uniform street scene whereby the garage would disrupt a common building line. In some ways, the garage ensures that there is a 'stepped' relationship to the two bungalows. The site is also at a slightly lower level than the road with a boundary wall to the front and trees to the East in the adjacent park which will naturally screen the garage from the road. Further, there is also a flat roofed garage attached to the frontage which is being replaced by the development. Overall, it is not considered that the garage results in an overly prominent or intrusive visual feature which would disrupt a harmonious relationship in what is a fairly unusual street scene.

Note - Bay Windows

The Bay windows project 1.5m and are not supported by a wall underneath. They are situated to the South of the neighbourign property (no. 213 Wakefield Road) but will have little impact on overshadowing. It is considered that the overlooking impact is very similar to existing, and no concerns are raised in terms of loss of privacy.

Recommendation:

Approve with conditions